 Prepared by: Shapiro & Massey, L.L.P. 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 S&M No. 06-1739	Return to: Shapiro & Massey, L.L.P. 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 Loan No. XXXX2821
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GRANTOR	GRANTEE
J. Gary Massey Shapiro & Massey, LLP 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601) 981-9299	JP Morgan Chase Bank, N.A., as Trustee successor in interest to Bank One, N.A., as Trustee for Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC3 1661 Worthington Road; Suite 100 P.O. Box 24737 West Palm Beach, Florida 33415 561-682-8000

**SUBSTITUTED TRUSTEES DEED**

INDEX: Lot 2673, Sec M in Sec M in Southaven West SD Sec 27, T1S, R8W, DeSoto Co/MS

WHEREAS, on February 15, 2002, Teddy Martin and Lisa Lynn Woods Martin Husband and Wife, executed a Deed of Trust to Priority Trustee Services of Mississippi, L.L.C., Trustee for the benefit of Eagle Financial Services Corporation, which Deed of Trust is filed for record in Book 1477 at Page 421 and Reformed in Chancery Cause 03-12-2040 in the office of the Chancery Clerk of DeSoto County at Hernando, Mississippi; and

WHEREAS, said Deed of Trust was subsequently assigned to Bank One, N.A., as Trustee for Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC3, by instrument dated January 15, 2009 and recorded in Book 2991 at Page 784, and rerecorded in Book 3012 at Page 408 of the aforesaid Chancery Clerk's office; and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, JP Morgan Chase Bank, N.A., as Trustee successor in interest to Bank One, N.A., as

Trustee for Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC3, substituted J. Gary Massey as Trustee therein in the place and stead of the trustee named in said Deed of Trust or subsequently substituted therein by Substitution of Trustee dated February 6, 2009, and duly filed for record in the office of the aforesaid Chancery Clerk in Book 2991 at Page 786, and rerecorded in Book 3012 at Page 410 prior to the first publication and posting of the notice of sale; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire indebtedness, together with attorney's fees, expenses and costs, immediately due and payable, as was its option so to do under the terms of said Deed of Trust, and default having been made in payment of said amount and the Substituted Trustee having been requested and directed by JP Morgan Chase Bank, N.A., as Trustee successor in interest to Bank One, N.A., as Trustee for Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC3, to foreclose under the terms of said Deed of Trust, I did on April 30, 2009, during legal hours, being between the hours of 11:00 a.m. and 4:00 p.m., at the East Front Door of the County Courthouse of DeSoto County, located at Hernando, Mississippi, in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi, offer for sale at public auction and sell to the highest and best bidder for cash the following described land and property lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

(See Exhibit A)

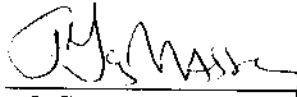
Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of time, place and terms of said sale, together with a description of the property to be sold, was given by publication in DESOTO TIMES-TRIBUNE, a newspaper published in DeSoto County, Mississippi for three consecutive weeks preceding the date of sale. The notices were published on April 9, 16, 23, 2009, (a certified copy of which is attached hereto,) and a notice identical to the published notice was posted on the bulletin board at the East Front Door of the County Courthouse of DeSoto County, Hernando, Mississippi for said period of three consecutive weeks. Everything necessary to be done was done to make and effect a good and lawful sale.

At said Sale, JP Morgan Chase Bank, N.A., as Trustee successor in interest to Bank One, N.A., as Trustee for Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC3, bid for said property in the amount of \$91,062.00, which being the highest and best bid, the same was then and there struck off to JP Morgan Chase Bank, N.A., as Trustee successor in interest to Bank One, N.A., as Trustee for Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC3 and it was declared the purchaser thereof.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substituted Trustee, do hereby sell and convey unto JP Morgan Chase Bank, N.A., as Trustee successor in interest to Bank One, N.A., as Trustee for Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series

2002-BC3, the land and property herein described. I convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, on April 30, 2009.



J. Gary Massey, Substituted Trustee

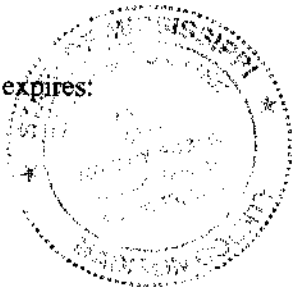
STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for said county and state, on this the Thirtieth day of April, 2009, the within named J. Gary Massey, Substituted Trustee, duly identified before me, who acknowledged that in said representative capacity he executed the above and foregoing instrument, after having first been duly authorized to do so.



Notary Public

My commission expires:



## (Exhibit A)

Lot 2673, Section M in Section M in Southaven West Subdivision , in Section 27, Township 1 South, Range 8 West, City of Southaven, DeSoto County, Mississippi, as shown on plat of record in Plat Book 4, Page 52 and 53 in the Chancery Clerk's Office of DeSoto County, Mississippi.

Being the same property conveyed to Ceba W. Woods and wife, Olene V. Woods, as tenants by the entirety with full rights of survivorship and not as tenants in common, by Warranty Deed dated May 9, 1991 file for record May 13, 1991 as Book 235, Page 176 in the Chancery Clerk's Office of DeSoto County, Mississippi. Ceba W. Woods, Sr. died intestate in DeSoto County, Mississippi on or about January 9, 1994, survived by his wife, Olene V. Woods. Olene V. Woods died testate and her Will was recorded at Book 235, Page 176 on January 10, 2001, in the Chancery Clerk's Office of DeSoto County, Mississippi, leaving subject property to her daughter, Lisa Lynn Woods Martin.

# DESOTO TIMES-TRIBUNE

## PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**Diane Smith** personally appeared before me the undersigned in and for said County State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a published in the town of Hernando, State and County aforesaid, and having a gation in said county, and that the publication of the notice, a copy of which is here has been made in said paper 3 consecutive times, as follows, to-wit:

### SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, **Bank One, N.A.**, as Trustee for Structured Asset Securities Corporation, has caused a certain deed of trust in and to certain real estate of the County of Desoto, State of Mississippi, to be recorded in Book 1477 at Page 421 and Reformed in Chancery Cause 03-12-2042; and

WHEREAS, said Deed of Trust was subsequently assigned to Bank One, N.A., as Trustee for Structured Asset Securities Corporation, and the same was recorded in Book 2361 at Page 780 and re-recorded in Book 3012 at Page 406 in the Chancery Clerk's Office; and

WHEREAS, **JP Morgan Chase Bank, N.A.**, as Successor to Bank One, N.A., has caused a certain deed of trust in and to certain real estate of the County of Desoto, State of Mississippi, to be recorded in Book 3281 at Page 780 and re-recorded in Book 3012 at Page 406 in the Chancery Clerk's Office; and

WHEREAS, "debtors" having been made in the terms and conditions of said deed of trust, and the debtors have defaulted in the payment of the same, and the same have been declared to be due and payable in accordance with the terms of said deed of trust, **JP Morgan Chase Bank, N.A.**, as Successor to Bank One, N.A., as Trustee for Structured Asset Securities Corporation, has caused a certain deed of trust in and to certain real estate of the County of Desoto, State of Mississippi, to be recorded in Book 3281 at Page 780 and re-recorded in Book 3012 at Page 406 in the Chancery Clerk's Office; and

Volume No. 114 on the 9 day of April, 2009  
Volume No. 114 on the 16 day of April, 2009  
Volume No. 114 on the 23 day of April, 2009  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009

Diane Smith

Sworn to and subscribed before me, this 23 day of April, 2009

Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2013  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 619 words @ .12 \$ 74.28  
B. 2 subsequent insertions of 1238 words @ .10 \$ 123.80  
C. Making proof of publication and deposing to same \$ 3.00  
TOTAL PUBLISHER'S FEE: \$ 201.08

NOW, THEREFORE, I, J. Gary Douglas, Notary Public in and for the State of Mississippi, do hereby certify that the foregoing deed of trust was duly recorded in the County Clerk's Office of Desoto County, Mississippi, on the 23rd day of April, 2009, at 11:00 a.m. and 4:00 p.m., at the East Front Door of the County Court House of Desoto County, Mississippi, to the best of my knowledge for the purpose and to the effect described herein, and that the same is a true and correct copy of the original as shown on file of record in Book 3281, Page 780 and 3012 in the Chancery Clerk's Office of Desoto County, Mississippi.

Lot 2073, Section 27, Township 1 South, Range 8 East, Meridian 1 West, as shown on plat of record in Plat Book 4, Page 82 and 83 in the Chancery Clerk's Office of Desoto County, Mississippi.

being the same property conveyed to Celia M. Woods and John V. Woods, as tenants by the entirety, will full of survivorship and not as tenants in common, by Warranty Deed dated May 6, 1991, for record May 13, 1991, as Book 235, Page 176 in the Chancery Clerk's Office of Desoto County, Mississippi. Celia M. Woods, Sr. died intestate in Desoto County, Mississippi, on or about January 5, 1991, survived by his wife, Celia V. Woods. Celia V. Woods died testate and her Will was recorded at Book 235, Page 176 on January 10, 2001, in the Chancery Clerk's Office of Desoto County, Mississippi, leaving subject property to her daughter, Lisa Lynn Woods Martin.

I WILL CONVEY only such title as is limited in me as Substituted Trustee.

Witness my hand and the seal of my office this 23rd day of April, 2009.

**SUBSTITUTED TRUSTEE**  
Shapiro & Massey, L.L.P.  
1910 Lakeland Drive, Suite B  
Jackson, MS 39204  
(601) 981-1222  
7805 Cherry Valley  
Southaven, MS 38671  
66-17392M  
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